

1.0 ISSUES AND OPPORTUNITIES

1.1 CHAPTER SUMMARY

The purpose of this section is to provide basic background information for the comprehensive planning process and general demographic characteristics for the Town of North Lancaster. More specifically this section includes information from the community survey and visioning sessions, community profile and projection data including population trends, age distribution, and population projections.

1.2 GOALS, OBJECTIVES, POLICY AND PROGRAM RECOMMENDATIONS

The following are the Issues and Opportunities goals, objectives, policy, and program recommendations for North Lancaster. The essence of these recommendations is reflected throughout the entire document.

1. **Protect and improve the health, safety, and welfare of residents in the Town of North Lancaster.**
2. **Preserve and enhance the quality of life for the residents of the Town of North Lancaster.**
3. **Protect and preserve the community character of the Town of North Lancaster.**

Note: The above policy recommendations are further explained in other elements of this comprehensive plan. This section provides background information and overall direction. For example, the above recommendations may be carried out by implementing recommendations in other sections such as housing, economic development, and transportation.

Wisconsin State Statute 66.1001(2)(a)

(a) Issues and Opportunities

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

1.3 COMMUNITY VISION

A vision statement identifies both where a community intends to be in the future and how to meet the future needs of stakeholders: its citizens. The vision statement incorporates the community's shared understanding of its nature and purpose and uses this understanding to move together towards a greater purpose. SWWRPC, in conjunction with UWEX-Grant County, sponsored visioning sessions for each jurisdiction in the autumn of 2007. The Town Planning Commission utilized the visioning information from these sessions to create their formal vision statement:

The Town of North Lancaster is a productive combination of rural single family dwellings, businesses, and family farms. It is a safe, healthy, productive, and clean area for residents to raise a family from off-farm income or from profitable agricultural living following acceptable conservation practices, while maintaining our natural resources and our agricultural heritage.

1.4 BACKGROUND AND PLANNING AREA

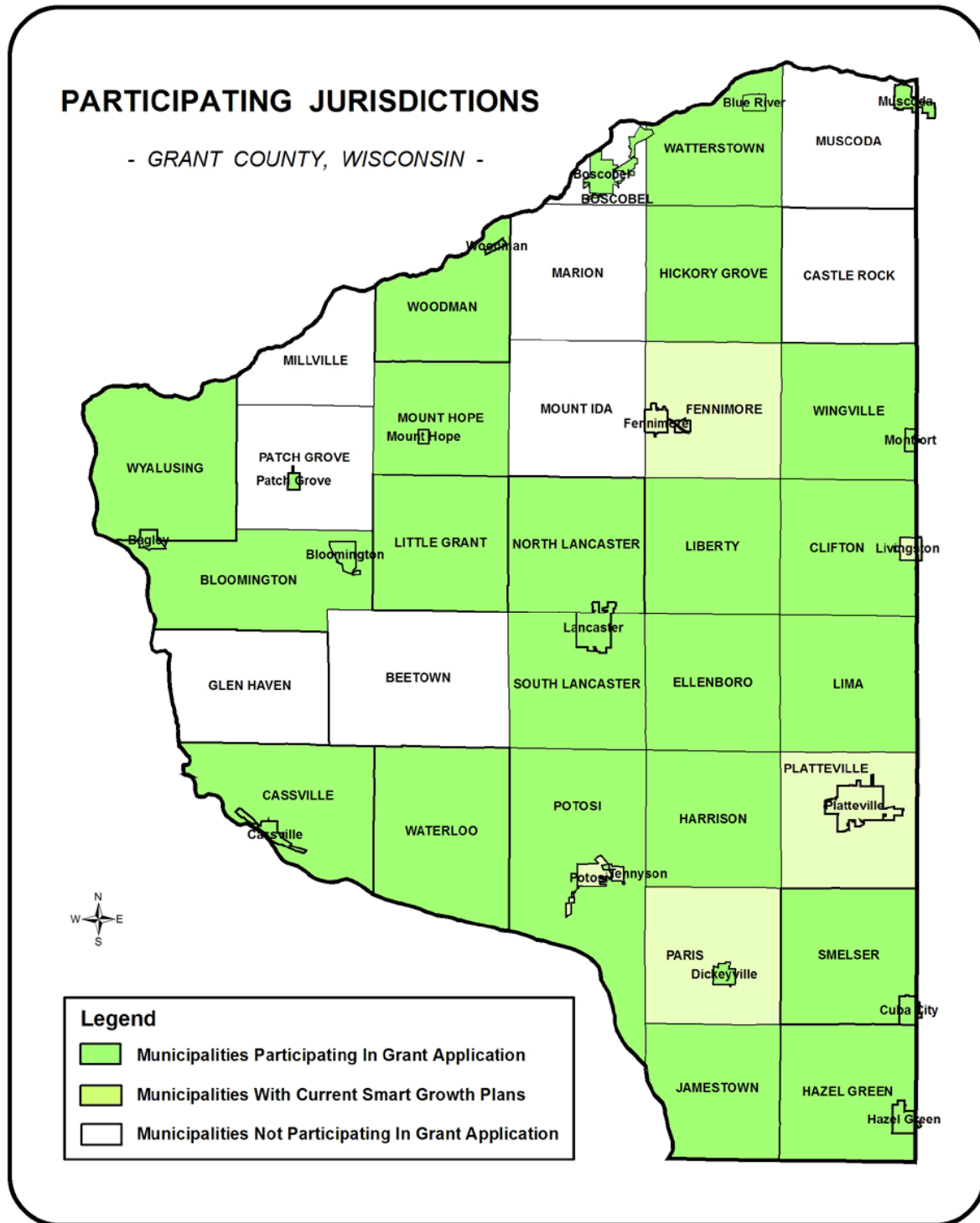
Under the Comprehensive Planning legislation, adopted by the state in October of 1999, beginning on January 1 2010, if a local governmental unit engages in any of the actions listed below, those actions shall be consistent with that local governmental unit’s comprehensive plan.

- Official Mapping
- Local Subdivision Regulations
- County, Town, Village or City zoning Ordinances
- Zoning of Shorelands or Wetlands in Shorelands

Comprehensive plans are a blueprint for how a community will develop and grow. Their purpose is to provide communities with information and policies that they shall use in the future to guide planning and community decisions. The Comprehensive Plan includes nine elements: Issues and Opportunities, Utilities and Community Facilities, Agriculture/Natural/Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition, the Comprehensive Planning legislation establishes fourteen planning goals to guide planning efforts. The fourteen goals, along with other planning policies and objectives created during the planning process, appear throughout each chapter in this document.

Grant County, together with thirty-six (36) jurisdictions, including the Town of North Lancaster, applied for a Planning Grant through the Wisconsin Department of Administration in the fall of 2006. In the spring of 2007, the thirty-month Comprehensive Planning Grant was awarded. Grant County and the jurisdictions within it contracted with the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to complete individual comprehensive plans for each of the forty jurisdictions (Grant County, Cities, Towns, and Villages) in accordance with Wisconsin Statutes 66.1001. The only jurisdictions in Grant County that did not participate under the multi-jurisdiction grant were the towns of Beetown, Boscobel, Castle Rock, Fennimore, Glen Haven, Marion, Millville, Mount Ida, Muscodia, Paris, Patch Grove, and Platteville, the villages of Livingston, Potosi, and Tennyson, and the cities of Fennimore and Platteville. These jurisdictions either chose to complete their comprehensive plans using other resources or had already done so. The following is a list of all of the jurisdictions participating under the grant.

Grant County	Village of Bagley Village of Bloomington Village of Blue River Village of Cassville Village of Dickeyville Village of Hazel Green Village of Montfort Village of Mount Hope Village of Muscodia Village of Patch Grove Village of Woodman	Town of Mount Hope Town of North Lancaster Town of Potosi Town of Smelsor Town of South Lancaster Town of Waterloo Town of Watterstown Town of Wingville Town of Woodman Town of Wyalusing
	Town of Bloomington Town of Cassville Town of Clifton Town of Ellenboro Town of Harrison Town of Hazel Green Town of Hickory Grove Town of Jamestown Town of Liberty Town of Lima Town of Little Grant	City of Boscobel City of Cuba City City of Lancaster



According to state statute, Class 4 municipalities have extraterritorial jurisdiction to the area 1.5 miles outside of the corporate limits. During the course of this plan, this area shall be considered as part of the planning area. Conversely, the extraterritorial area will also be considered as part of the planning area for jurisdictions that border municipalities. The inclusion of the extraterritorial area in two separate plans underscores the importance of these lands and the importance of intergovernmental cooperation (see Chapter 8, Land Use). The purpose of the extraterritorial zone is essentially one of coordination with adjoining communities in an effort to anticipate and mitigate any impacts stemming from the development in that area.

1.4.1 ROLES AND RESPONSIBILITIES

The following indicates the roles and responsibilities of each entity involved in the comprehensive planning process.

- **Southwest Wisconsin Regional Planning Commission (SWWRPC)**
 - a. Provide staff services and project management for process.
 - b. Produce written plans and supplementary documents.
 - c. Plan, coordinate, and staff joint-jurisdictional meetings.

- **UW-Extension, Grant County**
 - a. Assist in developing and coordinating public participation plan, press releases, survey, visioning and education processes.

- **Grant County Zoning and Land Use Department**
 - a. Provide information, direction, and feedback to SWWRPC on process and plan development.

- **Town, Village, and City Planning Commissions**
 - a. Provide feedback and direction to SWWRPC in developing plan policies, information, and implementation measures.
 - b. Hold meetings to discuss comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
 - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

- **County Zoning and Land Use Committee**
 - a. Provide feedback and direction to SWWRPC in developing the plan information, policies, and implementation measures.
 - b. Hold meetings to discuss comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
 - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

- **Town, Village, City, and County Boards**
 - a. Appoint plan commission members.
 - b. Provide funds for the process.
 - c. Provide notice for and hold local meetings and hearings for the adoption of the plan and implementation measures via ordinance.

1.5 PUBLIC PARTICIPATION PLAN

As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The Town of North Lancaster Planning Commission has developed guidelines for involving the public as part of the requirements of the Comprehensive Planning Process (Section 66.1001(4)(a), Stats.). The goal of a public participation plan is to promote awareness of the planning process, to keep the public informed and educated, and to obtain input and participation from the public in order to create a plan, which reflects the vision and goals of the community.

Southwest Wisconsin Regional Planning Commission (SWWRPC) and UW-Extension were involved in a variety of outreach activities throughout the planning process. SWWRPC conducted informational meetings on each of the elements throughout the planning process. The variety of outreach methods either SWWRPC or UW-Extension used to publish the dates, times, and locations of informational meetings are listed below under the appropriate organization.

SWWRPC
<ul style="list-style-type: none"> • Survey
UW-Extension
<ul style="list-style-type: none"> • UW- Extension Newsletter • UW-Extension Webpage • Press releases to appropriate news mediums for SWWRPC sponsored meetings.

The Planning Committee will use the following methods as ways for public participation throughout the planning process:

1. *Post agendas and meeting minutes at designated posting locations prior to meeting.*
2. *Post agendas and meeting minutes in local newspaper prior to meeting.*
3. *Information inserted in tax bills.*

4. Informational Open House in the fall of 2008.

Both community planning meetings and SWWRPC facilitated meetings served as the methods for public participation throughout the entire Town of North Lancaster Comprehensive Planning Process. Methods of public participation used to notify the primary audiences are listed above along with any other community members including property owners and persons with a vested or leasehold interest in property allowing the extraction of nonmetallic mineral resources in which the intensity or use of the property may be changed by the comprehensive plan. The success of the public participation plan is measured by the extent to which progress has been made towards the achievement of this plan's goals.

During the implementation phase of the project, the Planning Commission adopts, by majority vote, a resolution that formally recommends the adoption of the comprehensive plan (and any future plan amendments) to the Town Board. CD copies of the recommended and adopted plan will be sent to the clerks of the towns of Mount Ida, Liberty, Little Grant, and South Lancaster, the City of Lancaster, Grant County, and the Lancaster Community and Fennimore Community School District Administrators (Section 66.1001(4)(b), Stats.) In addition, a CD and a paper copy of the plan will be sent to the Wisconsin Department of Administration and to the Public Library serving the jurisdiction. Paper copies will also go to the Planning Commission, Town Board, and Town Clerk.

In order to comply with Act 307 regarding nonmetallic mining, the Town of North Lancaster will also send a copy of the plan, per a written request, to any operator who has applied for or obtained a nonmetallic reclamation permit; a person who has registered a marketable nonmetallic mineral deposit; and any other property owner or leaseholder who has an interest in property allowing the extraction of nonmetallic mineral resources.

Prior to adopting the plan, the Town of North Lancaster Board will hold at least one public hearing to discuss the recommended plan (Section 66.1001(4)(d), Stats.) and provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Town Board meeting. At least 30 days prior to the hearing, a Class 1 notice will be published that contains, at a minimum, the following:

- The date, time and location of the hearing
- A summary of the proposed plan or plan amendment
- The local government staff that can be contacted for additional information
- Where to inspect and how to obtain a copy of the proposal before the hearing

The Town Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Town Board asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation, revisions constituting a substantial change to the recommended plan may be sent to the distribution list.

1.6 COMMUNITY SURVEY

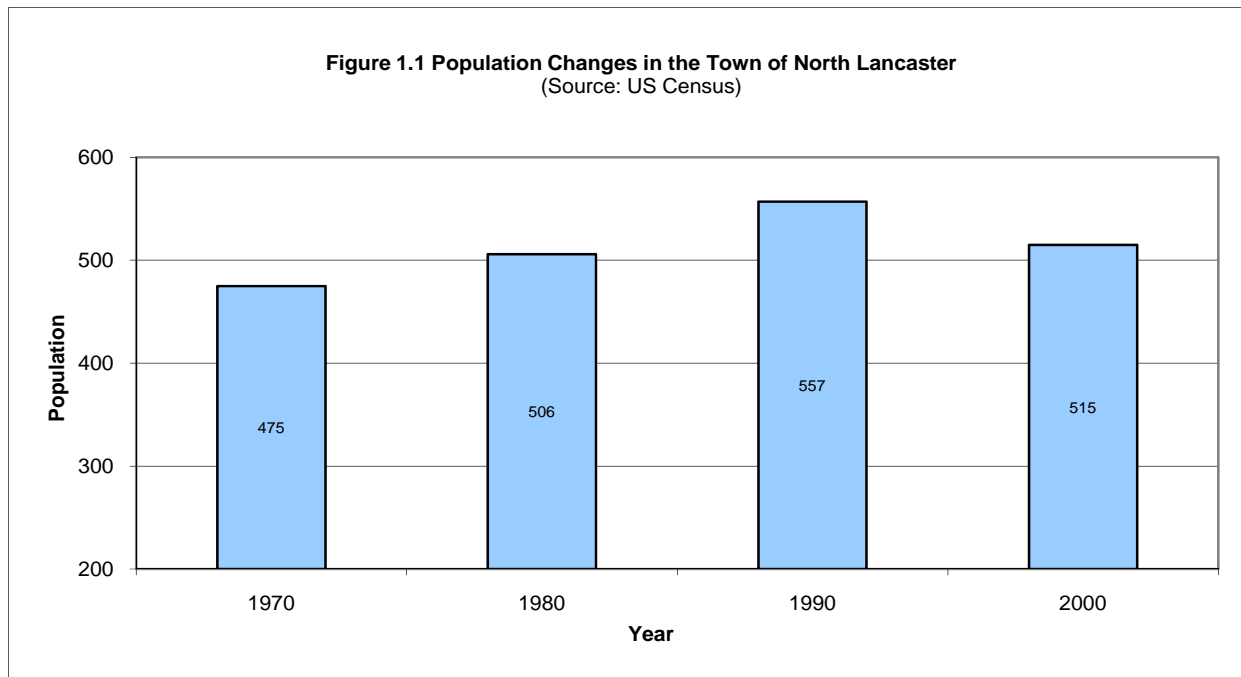
In the fall of 2007, the staff from SWWRPC distributed a countywide survey to all property owners in Grant County. The purpose of the survey was to provide participating planning commissions with community feedback regarding key elements in the comprehensive plan. A total of 16,491 surveys were sent to property owners in Grant County. The University of Wisconsin River Falls (UWRF) Survey Research Center was responsible for tabulating and analyzing the survey responses. (See Issues and Opportunities Chapter Attachments for your jurisdiction's survey results.)

1.7 COMMUNITY PROFILE AND PROJECTION

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment characteristics, are in their corresponding chapters.

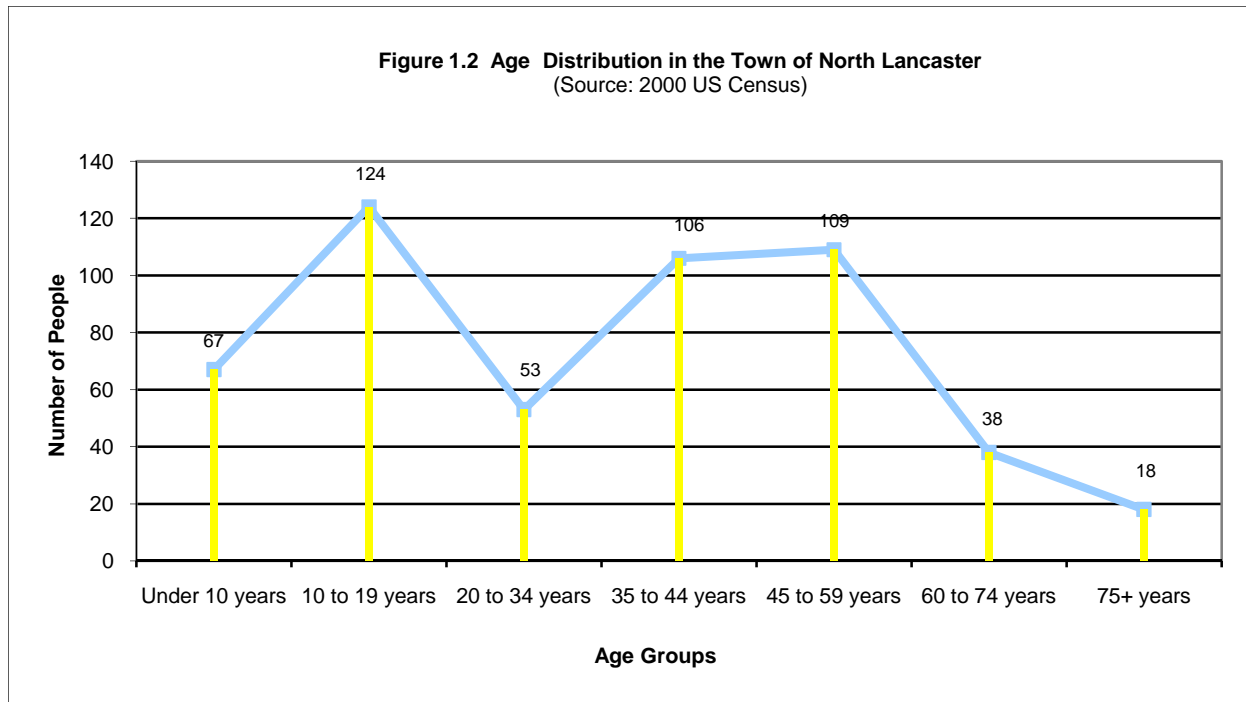
Table 1.1 Population Statistics (Source: DP-1, DP-2, 2000 U.S. Census)

Population	Town of North Lancaster Number	Town of North Lancaster Percent	Grant County Number	Grant County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	475	100.0%	48,398	100.0%	4,417,933	100.0%
Total Population (1980)	506	100.0%	51,736	100.0%	4,705,767	100.0%
Total Population (1990)	557	100.0%	49,264	100.0%	4,891,769	100.0%
Total Population (2000)	515	100.0%	49,597	100.0%	5,363,675	100.0%
SEX AND AGE (2000)						
Male	271	52.6%	25,164	50.7%	2,649,041	49.4
Female	244	47.4%	24,433	49.3%	2,714,634	50.6
Under 10 years	67	13.0%	5,738	11.6%	721,824	13.5%
10 to 19 years	124	24.1%	8,490	17.1%	810,269	15.1%
20 to 34 years	53	10.3%	9,995	20.2%	1,063,460	19.8%
35 to 44 years	106	20.6%	7,096	14.3%	875,522	16.3%
45 to 59 years	109	21.2%	8,533	17.2%	985,048	18.4%
60 to 74 years	38	7.4%	5,918	12.0%	560,306	10.4%
75+ years	18	3.5%	3,827	7.7%	347,246	6.5%
		100%		100%		100%
Median Age (2000)	37.2		35.9		36.0	



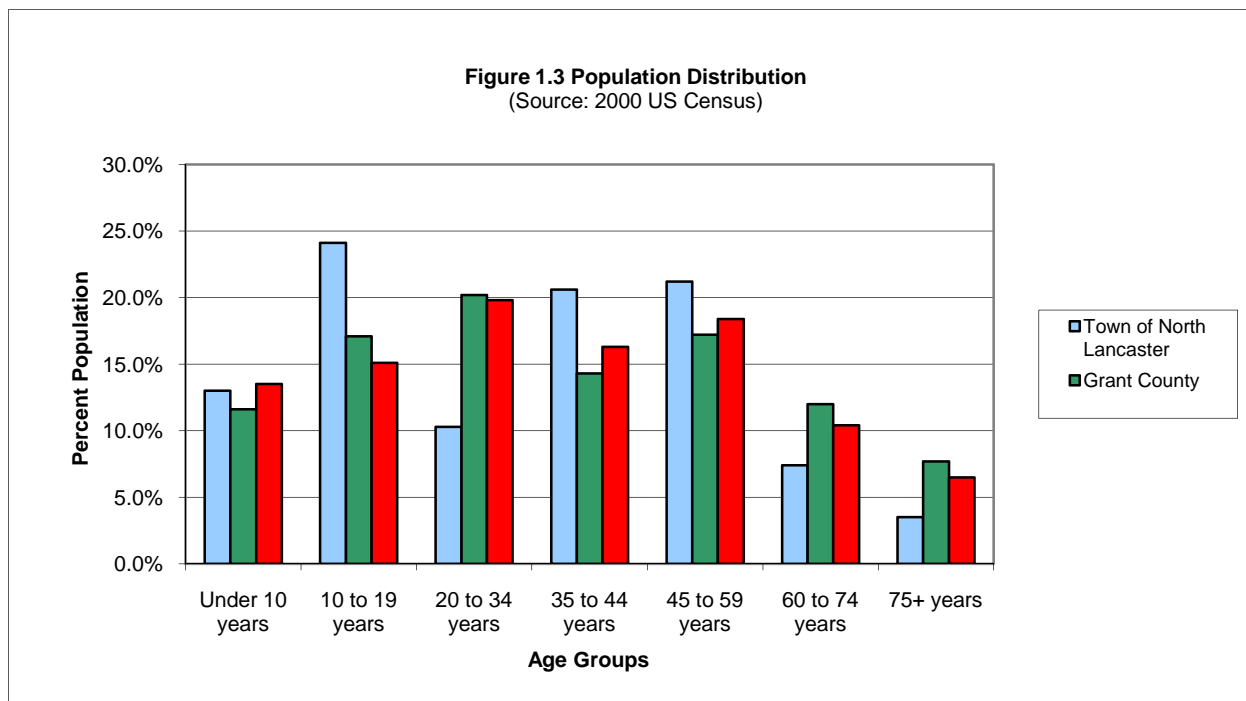
Figure

1.1 shows that the Town of North Lancaster experienced an overall population increase from 1970 to 2000 of 8.4%.



Figure

1.2 shows the population of the Town of North Lancaster by age distribution for the year 2000. The largest group is people ages 10 to 19 (124 people) making up 24.1 % of the population. The second largest age group of 45 to 59 contains 21.2% of the population with 109 people. The town’s median age is 37.2.



Figure

1.3 compares the population percentage by age group for the Town of North Lancaster, Grant County, and the State of Wisconsin.

Table 1.2 Population Projections (Source: 2007 SWWRPC)

Age Group	2010 Low	2010 High	2020 Low	2020 High	2030 Low	2030 High
Less than 10	67	68	69	71	82	84
10 to 19 Years	80	80	79	80	84	87
20 to 34 Years	71	72	51	51	38	39
35 to 44 Years	61	61	89	90	68	70
45 to 59 Years	167	168	107	109	119	122
60 to 74 Years	58	58	116	117	111	113
75+ Years	21	22	23	23	42	43
Total	525	528	534	542	544	558

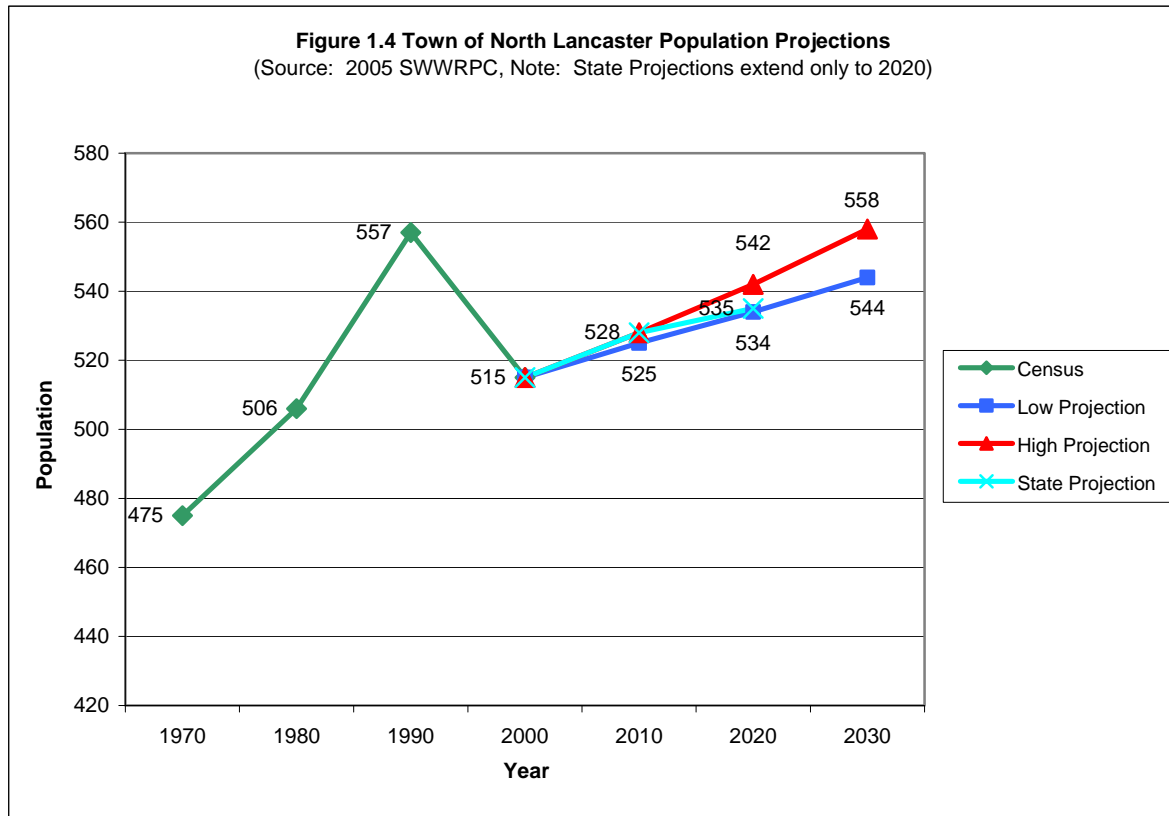


Figure 1.4 shows the projected populations for the years 2010, 2020, and 2030. The red line indicates a future high projection, while the blue line indicates a future low projection. The State projection lies closely in sync with the future low projection, although all three are trending up.

Table 1.3 Educational Attainments (Source: DP-1,DP-2. 2000 US Census)

Educational Attainment	Town of North Lancaster Number	Town of North Lancaster Percent	Grant County Number	Grant County Percent	Wisconsin Percent
Less than 9th Grade	2	0.7%	2,346	7.7%	5.4%
9th to 12th No Diploma	10	3.5%	2,713	8.9%	9.6%
HS Grad	149	52.5%	12,255	40.0%	34.6%
Some College	51	18.0%	5,828	19.0%	20.6%
Associate Degree	31	10.9%	2,230	7.3%	7.5%
Bachelor's Degree	33	11.6%	3,332	10.9%	15.3%
Graduate/Prof. Degree	8	2.8%	1,921	6.3%	7.2%
Percent High School Grad or Higher	95.8%		83.5%		85.1%

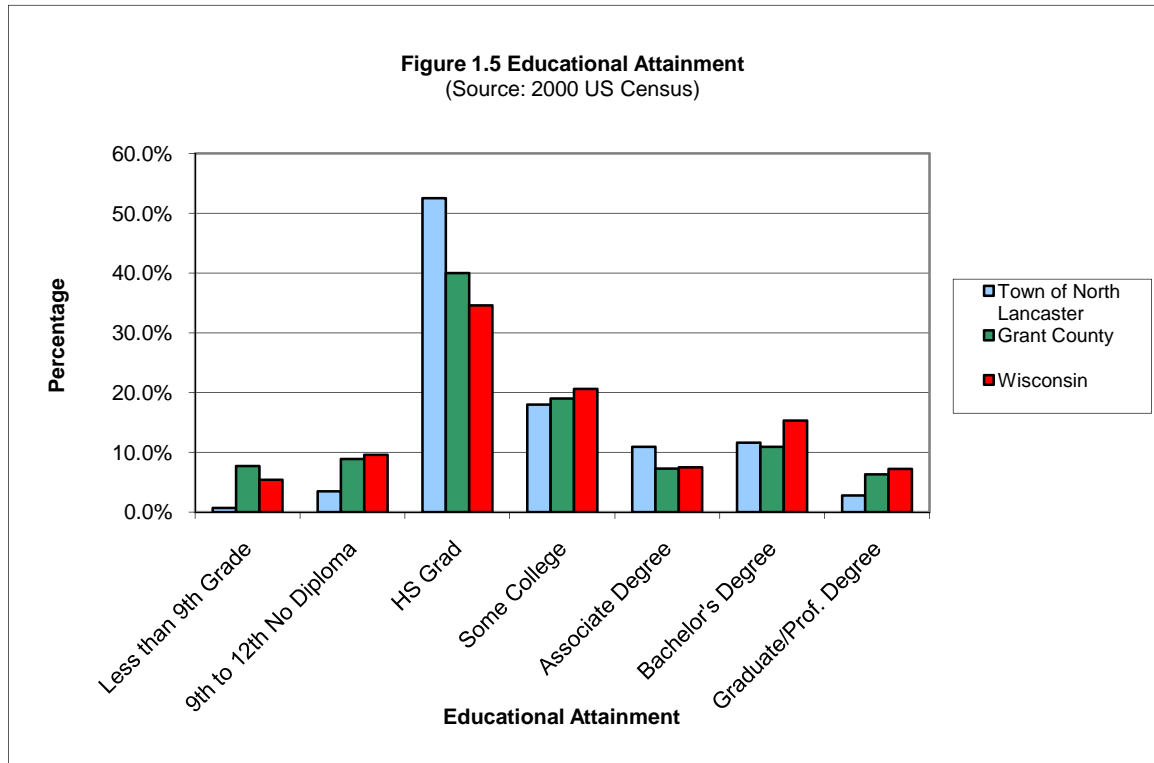


Table 1.4 Occupations (Source: DP-1,DP-2. 2000 US Census)

Occupations	Town of North Lancaster Number	Town of North Lancaster Percent	Grant County Number	Grant County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	47	16.8%	4,981	19.9%	540,930	19.8%
Const, Extraction & Maint.	24	8.6%	2,294	9.1%	237,086	8.7%
Farm, Fishing & Forestry	13	4.7%	753	3.0%	25,725	0.9%
Sales & Office	49	17.6%	5,524	22.0%	690,360	25.2%
Services	28	10.0%	4,025	16.0%	383,619	14.0%
Mgmt, Prof & Related	118	42.3%	7,511	29.9%	857,205	31.3%
Total	279	100%	25,088	100%	2,734,925	100%

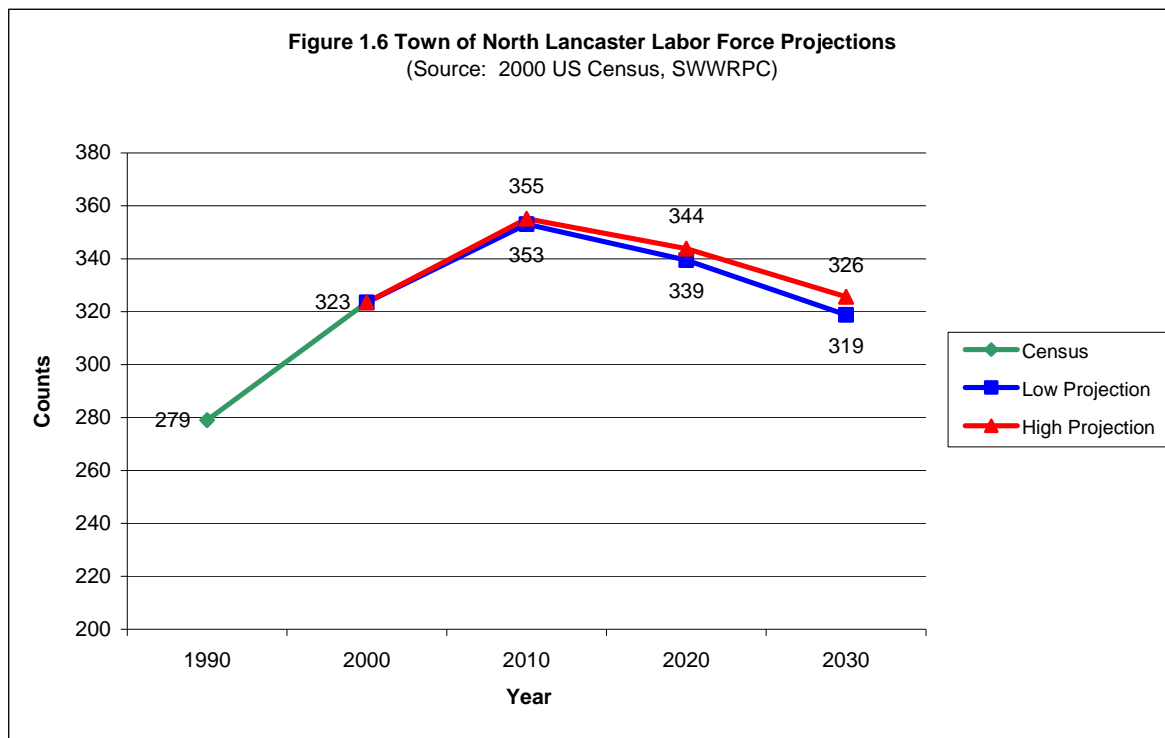


Figure 1.6 shows the projected labor force populations for the years 2010, 2020, and 2030. The red line indicates a high projection, while the blue line indicates the low projection. Labor data was not available for 1980 or 1970.

1.8 ISSUES AND OPPORTUNITIES AGENCIES AND PROGRAMS

At the end of each chapter of this comprehensive plan is a section that lists some of the state and federal agencies and programs that exist to help communities: it is not an exhaustive list. Many of these agencies and programs (a brief program description and contact information is given) can provide expertise or funding to help implement some of the recommendations of this comprehensive plan. Your community should contact the agency of interest to obtain the most up-to-date information. Grants.gov (see below) is one source that could be used to accrue funding for all types of projects.

GRANTS.GOV (www.grants.gov)

Grants.gov allows organizations to electronically find and apply for competitive grant opportunities from all Federal grant-making agencies. Grants.gov is the single access point for over 900 grant programs offered by the 26 Federal grant-making agencies. The U.S. Department of Health and Human Services is the managing partner for Grants.gov.

**ISSUES AND OPPORTUNITIES
CHAPTER ATTACHMENTS**

Town of North Lancaster

During September and October of 2007 a total of 228 questionnaires were sent to households in the Town of North Lancaster. A total of 60 questionnaires were returned for a return rate of 26 percent. This number of returned surveys will provide estimates that expected to be accurate to within plus or minus 10 percent. Respondents from North Lancaster have a slightly different demographic profile than the overall County. Town respondents are more likely to be middle aged (45-54) and self-employed, and less likely to be older (65 and over) and retired.

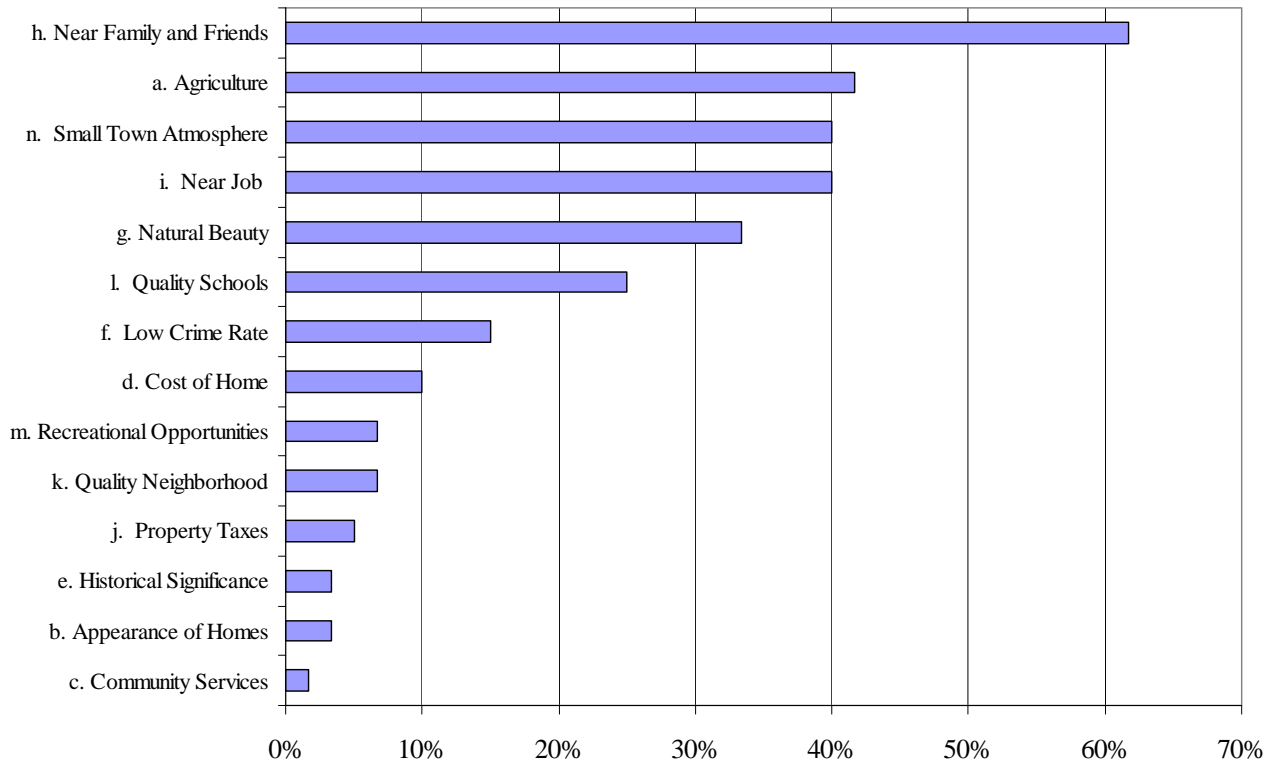
Key results of this survey include:

- Compared to other jurisdictions in Grant County, residents of North Lancaster were more likely to have chosen to live in the County because of agriculture and less likely to cite the small town atmosphere.
- Overall, residents of North Lancaster are very satisfied with the community facilities and services that are available to them. Over 75 percent of North Lancaster residents rated eight of the ten relevant community facilities or services good or excellent
- Residents of North Lancaster placed a high level of importance on protecting all natural and cultural resources. More than 90 percent said it is important or very important to protect groundwater, farmland, air quality, rivers and streams, forested lands, wildlife habitat and wetlands.
- The overall percentage of respondents from North Lancaster rating natural and cultural resources as important or very important is very similar to the County average.
- Similar to the County, two in every three North Lancaster residents prefer cluster housing designs rather than traditional development designs.
- North Lancaster residents, consistent with their high level of concern for natural beauty and preserving natural and cultural resources, strongly favor visual impact when considering development proposals.
- Consistent with the fact that agriculture is an important factor in influencing their decision to live in Grant County, North Lancaster residents feel that agricultural land should be used only for agricultural purposes and not for residences, commercial use, or any other use.
- North Lancaster residents tend to own larger acreages than the average Grant County residents and are much more likely to use their land for agricultural purposes. Residents also feel more strongly that their land will be actively farmed in coming years compared to other Grant County citizens.
- A large majority of residents feel that the network of roads meets the needs of the county and the condition of those roads is adequate for their intended purpose. On the other hand, a lower percentage of North Lancaster residents, compared to the County, are convinced that walking and biking are important modes of transportation and, therefore, are more skeptical that such lanes are needed on public roads.
- North Lancaster residents have preference for receiving information about comprehensive planning from direct mailings and, to a lesser extent, newsletters.
- A large majority of North Lancaster residents support developing wind or solar power as economic development options for the County and show strong support for commercial and industrial development near a city or village.
- The development of agriculturally related businesses was voted the most important type of business development, with commercial and retail development coming in a close second.

SUMMARY OF KEY POINTS – QUALITY OF LIFE

- Residents of North Lancaster reported a variety of reasons for choosing to live in the County: by far the most common, at 62%, was to be near family and friends. Other key reasons included 42% because of agriculture and 40% for both the small town atmosphere and the nearness to job.

Quality of Life Factors



SUMMARY OF KEY POINTS – QUALITY OF LIFE (COUNTY COMPARISON)

- Compared to Grant County averages, residents of North Lancaster are much more likely to say that agriculture influenced their decision to live in the county. North Lancaster residents are slightly more likely to say that natural beauty, nearness to family and friends, and the quality of schools also influenced their decision.
- Residents of North Lancaster were much less influenced by the small town atmosphere, and slightly less influenced by the cost of housing.

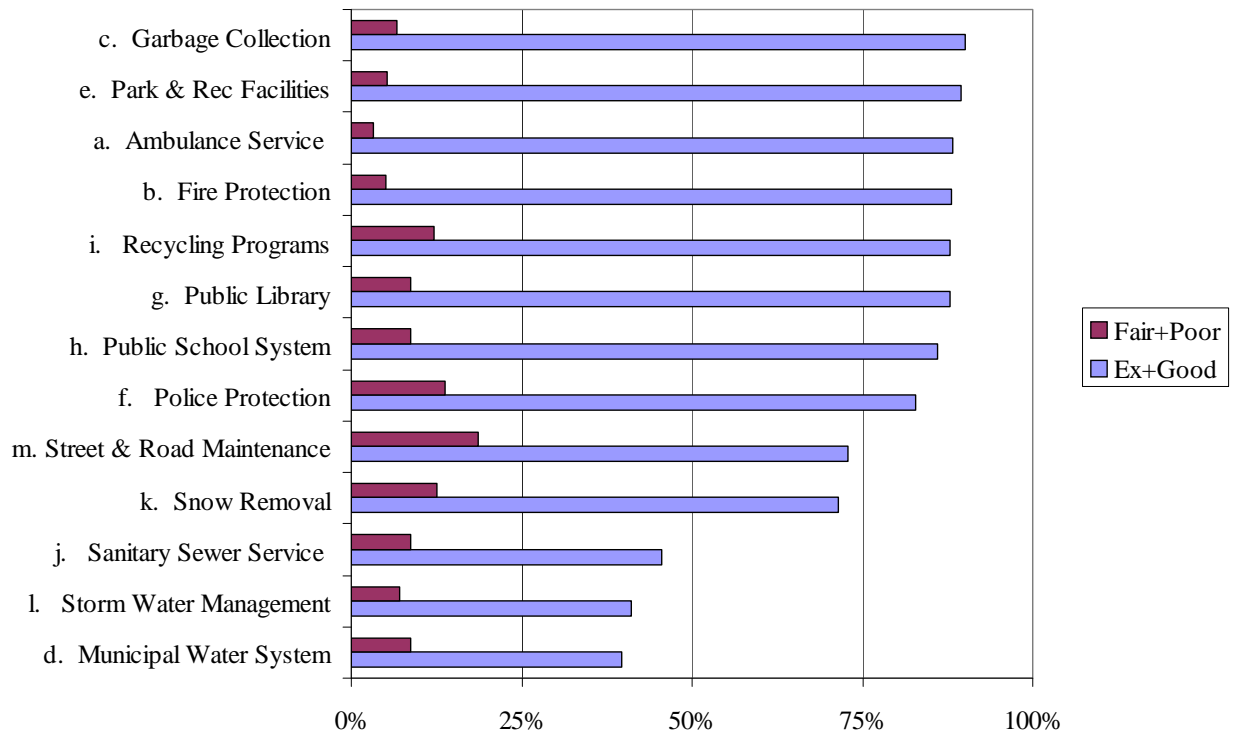
1. What are the three most important reasons you and your family choose to live in Grant County?

	North Lancaster	County		North Lancaster	County
a. Agriculture	42%	17%	i. Near Job	40%	40%
b. Appearance of Homes	3%	2%	j. Property Taxes	5%	6%
c. Community Services	2%	3%	k. Quality Neighborhood	7%	10%
d. Cost of Home	10%	17%	l. Quality Schools	25%	18%
e. Historical Significance	3%	2%	m. Recreational Opportunities	7%	9%
f. Low Crime Rate	15%	20%	n. Small Town Atmosphere	40%	58%
g. Natural Beauty	33%	24%	o. Other	8%	5%
h. Near Family and Friends	62%	56%			

SUMMARY OF KEY POINTS – COMMUNITY FACILITIES AND SERVICES

- Overall, residents of North Lancaster are satisfied with their community facilities and services. More than three-quarters of North Lancaster residents said that garbage collection, park and recreational facilities, ambulance services, fire protection, recycling programs, the public library, public school system, and police protection were good or excellent.
- Less than 25 percent of residents were dissatisfied with any service. The service which received the highest percentage of poor or fair ratings was street and road maintenance with an only 18 percent dissatisfaction level.
- We assume that sanitary sewer service, storm water management, and municipal water system are not available in the Town

Rating Community Facilities and Services



SUMMARY OF KEY POINTS – COMMUNITY FACILITIES AND SERVICES (COUNTY COMPARISON)

- North Lancaster residents were more likely to rate garbage collection substantially higher than the County average. They rated park and recreational facilities and police protection slightly higher than the County average.

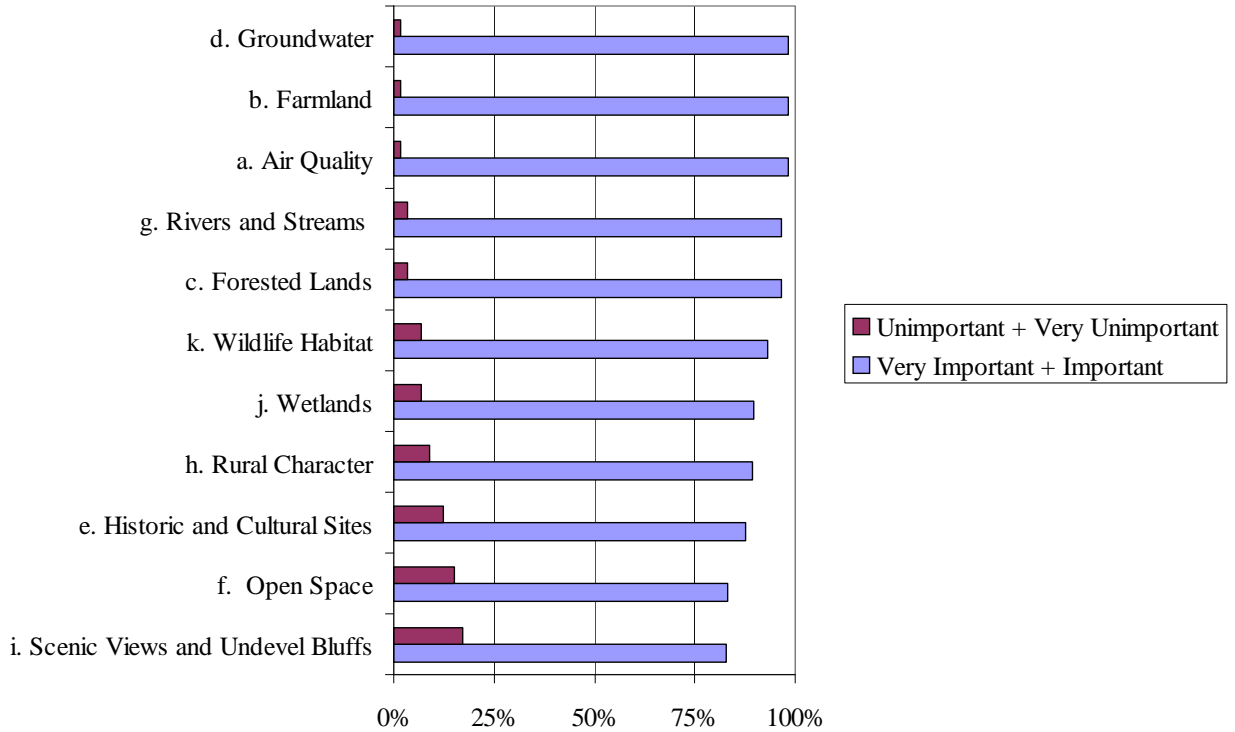
2. Rate the following local services

	Excellent		Good		Fair		Poor		Not Applicable	
	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
a. Ambulance Service	48%	54%	40%	35%	3%	6%	0%	0%	8%	5%
b. Fire Protection	47%	54%	41%	39%	5%	4%	0%	0%	7%	3%
c. Garbage Collection	43%	39%	47%	39%	7%	9%	0%	2%	3%	11%
d. Municipal Water System	10%	23%	29%	38%	3%	10%	5%	2%	52%	26%
e. Park & Rec Facilities	35%	30%	54%	47%	4%	13%	2%	2%	5%	7%
f. Police Protection	24%	27%	59%	45%	9%	20%	5%	4%	3%	4%
g. Public Library	34%	33%	53%	46%	9%	11%	0%	2%	3%	8%
h. Public School System	32%	30%	54%	49%	5%	13%	4%	2%	5%	6%
i. Recycling Programs	34%	31%	53%	51%	12%	12%	0%	2%	0%	3%
j. Sanitary Sewer Service	11%	25%	35%	42%	7%	8%	2%	1%	46%	24%
k. Snow Removal	34%	27%	38%	47%	11%	17%	2%	2%	16%	7%
l. Storm Water Management	2%	16%	39%	43%	4%	16%	4%	3%	52%	22%
m. Street & Road Maintenance	24%	16%	49%	46%	15%	28%	3%	8%	8%	2%

SUMMARY OF KEY POINTS – NATURAL AND CULTURAL RESOURCES

- As residents of North Lancaster placed a higher level of importance on agriculture, small town atmosphere, and natural beauty than the County average, it is not surprising to see high levels of importance were also placed on protecting natural and cultural resources.
- More than 90 percent said it is important or very important to protect groundwater, farmland, air quality, rivers and streams, forested lands, wildlife habitat and wetlands.
- Preservation of scenic views and undeveloped bluffs received the most unimportant or very unimportant ratings, but less than one-quarter of the respondents felt this way.

Importance of Protecting Natural & Cultural Resources



SUMMARY OF KEY POINTS – NATURAL AND CULTURAL RESOURCES (COUNTY COMPARISON)

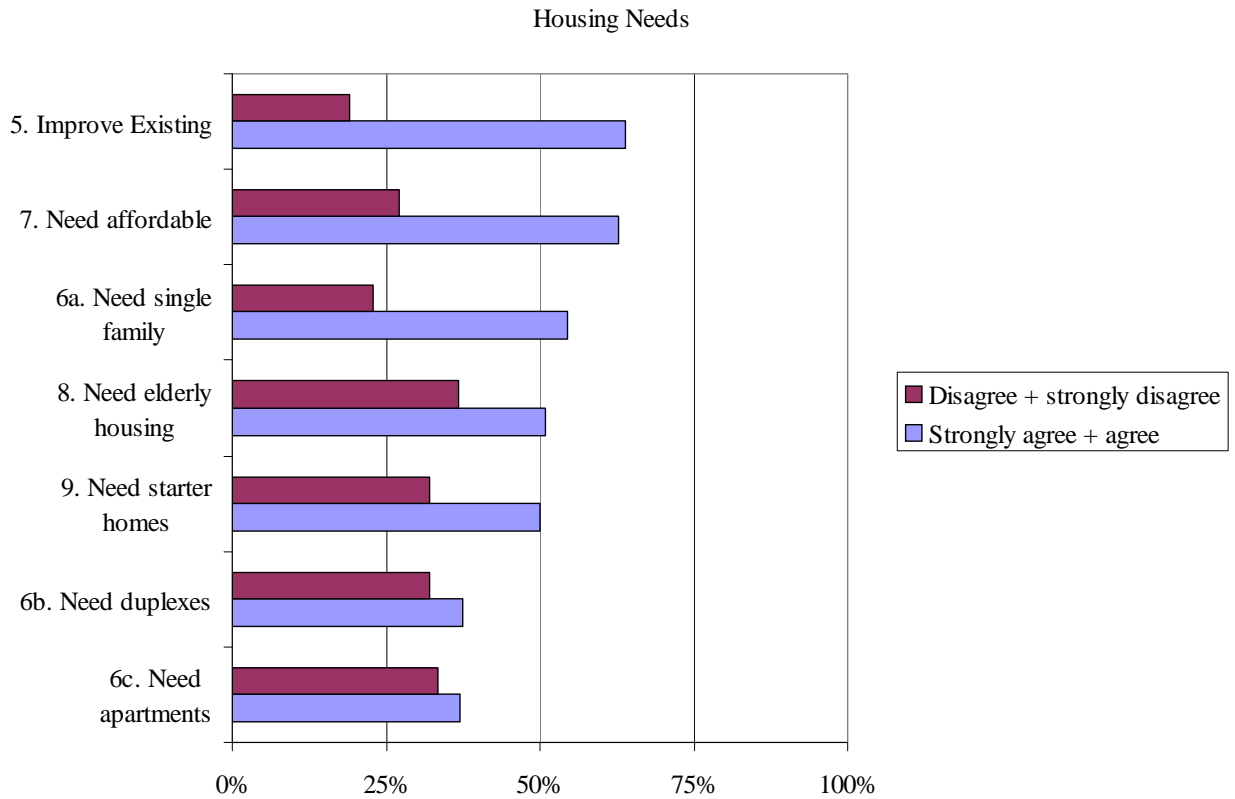
- The overall percentage of respondents from North Lancaster rating natural and cultural resources as important or very important is very similar to the County average. Using a 10 percent confidence interval, there are no differences from North Lancaster respondents and the County-wide average.

4. It is important to protect the following:

	Very Important		Important		Unimportant		Very Unimportant		Not Applicable	
	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
a. Air Quality	67%	68%	32%	29%	2%	2%	0%	1%	0%	1%
b. Farmland	71%	59%	28%	37%	2%	3%	0%	1%	0%	1%
c. Forested Lands	59%	54%	37%	40%	3%	3%	0%	1%	0%	2%
d. Groundwater	77%	73%	22%	25%	2%	1%	0%	0%	0%	0%
e. Historic and Cultural Sites	26%	27%	61%	57%	11%	13%	2%	1%	0%	2%
f. Open Space	34%	34%	49%	53%	12%	10%	3%	1%	2%	2%
g. Rivers and Streams	68%	64%	29%	34%	2%	2%	2%	0%	0%	0%
h. Rural Character	44%	39%	46%	47%	9%	12%	0%	1%	2%	2%
i. Scenic Views & Undevel Bluffs	43%	46%	40%	42%	16%	9%	2%	2%	0%	1%
j. Wetlands	37%	40%	53%	41%	5%	12%	2%	2%	3%	4%
k. Wildlife Habitat	47%	47%	47%	43%	7%	7%	0%	1%	0%	2%

SUMMARY OF KEY POINTS – HOUSING

- Fifty percent of more of North Lancaster residents agree that more starter homes, elderly housing, and single family homes are needed. Building more affordable housing and improving existing housing are the top concerns.
- Substantial minorities disagree that more of any of the items listed in the following figure are needed. This suggests a fair amount of ambiguity among Town residents as to the need for more housing.



SUMMARY OF KEY POINTS – HOUSING (COUNTY COMPARISON)

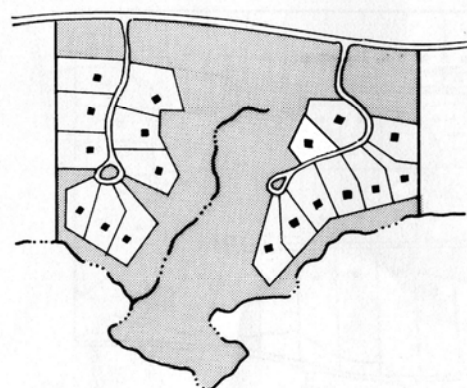
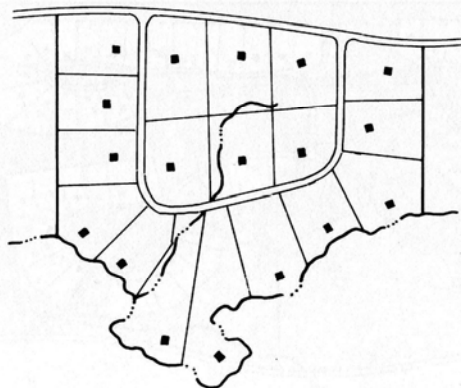
- Compared to the Grant County average, North Lancaster respondents are less likely to agree that elderly housing is needed.

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
5. Improve existing housing quality.	22%	24%	41%	44%	14%	16%	5%	3%	17%	13%
6. Need following housing types:										
a. Single Family Housing	12%	19%	42%	40%	18%	15%	5%	5%	23%	21%
b. Duplexes (2 units)	7%	8%	30%	33%	21%	25%	11%	9%	30%	25%
c. Apartments (3 or more units)	9%	7%	28%	24%	19%	31%	15%	12%	30%	26%
7. Need affordable housing	25%	31%	37%	36%	17%	14%	10%	6%	10%	13%
8. Need elderly housing	19%	20%	32%	43%	28%	19%	9%	4%	12%	14%
9. Need starter homes	16%	19%	34%	37%	21%	23%	11%	4%	18%	16%

- By a 2 to 1 margin, residents of North Lancaster prefer housing developments that are organized in a cluster fashion (smaller lots and larger amounts of commonly-owned open space) rather than traditional development designs (larger individual lots with no commonly-owned open space). This margin is similar to the Grant County average.

10. Would you prefer housing built in a traditional design (Option A) or a cluster design (Option B)?

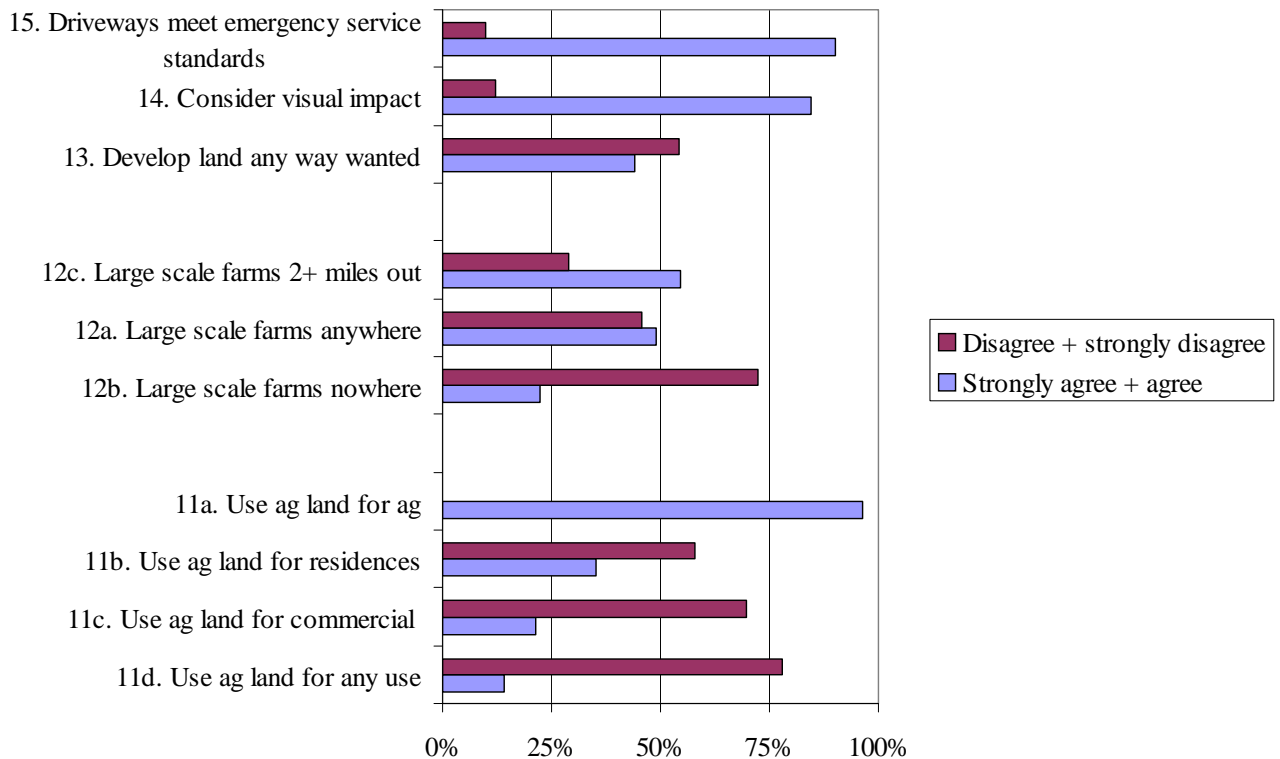
Traditional Design		Cluster Design	
North Lancaster	County	North Lancaster	County
35%	39%	65%	61%



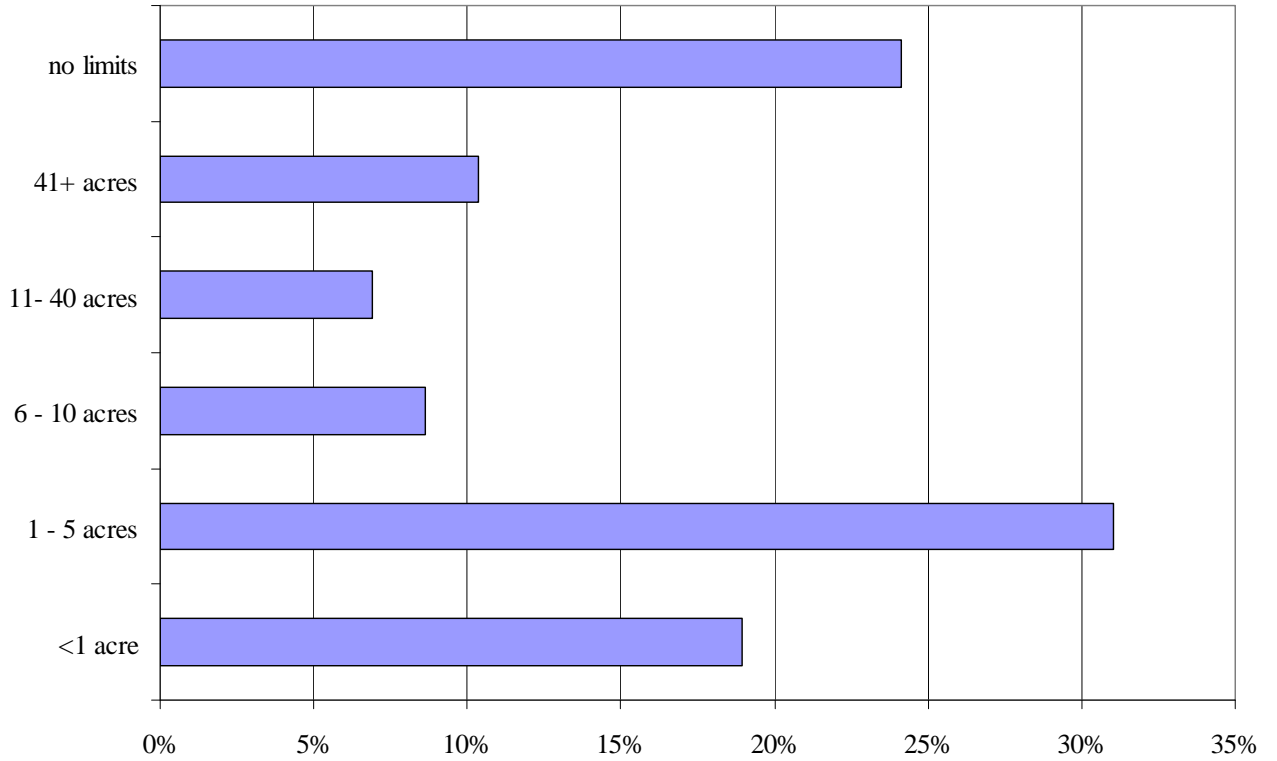
SUMMARY OF KEY POINTS – AGRICULTURE AND LAND USE

- Residents of North Lancaster place the highest importance on driveways meeting emergency service standards.
- North Lancaster residents, consistent with their high level of concern for natural beauty and preserving natural and cultural resources, strongly favor visual impact when considering development proposals.
- Residents are closely divided on whether or not land owners should be able to develop land any way they want, with slightly more saying they should not be given a free hand.
- Town residents are equally split on whether large scale farms (those with more than 500 animal units) should be allowed to build anywhere in the County. Residents disagree by a 3 to 1 margin that large farms should be prohibited from developing anywhere in Grant County. The majority of residents believe that large scale farms be located outside a two mile radius of incorporated areas.
- Consistent with previous statements about the importance of agriculture, almost all residents of North Lancaster feel that agricultural land should be used for agricultural purposes. Residents strongly disagree with using agricultural land for residences, commercial uses, or any other use. This data is also consistent with the concerns placed on preserving natural resources.
- The majority of North Lancaster residents own more than 11 acres of land and feel that the minimum lot size for rural residential development should be 5 acres or less.

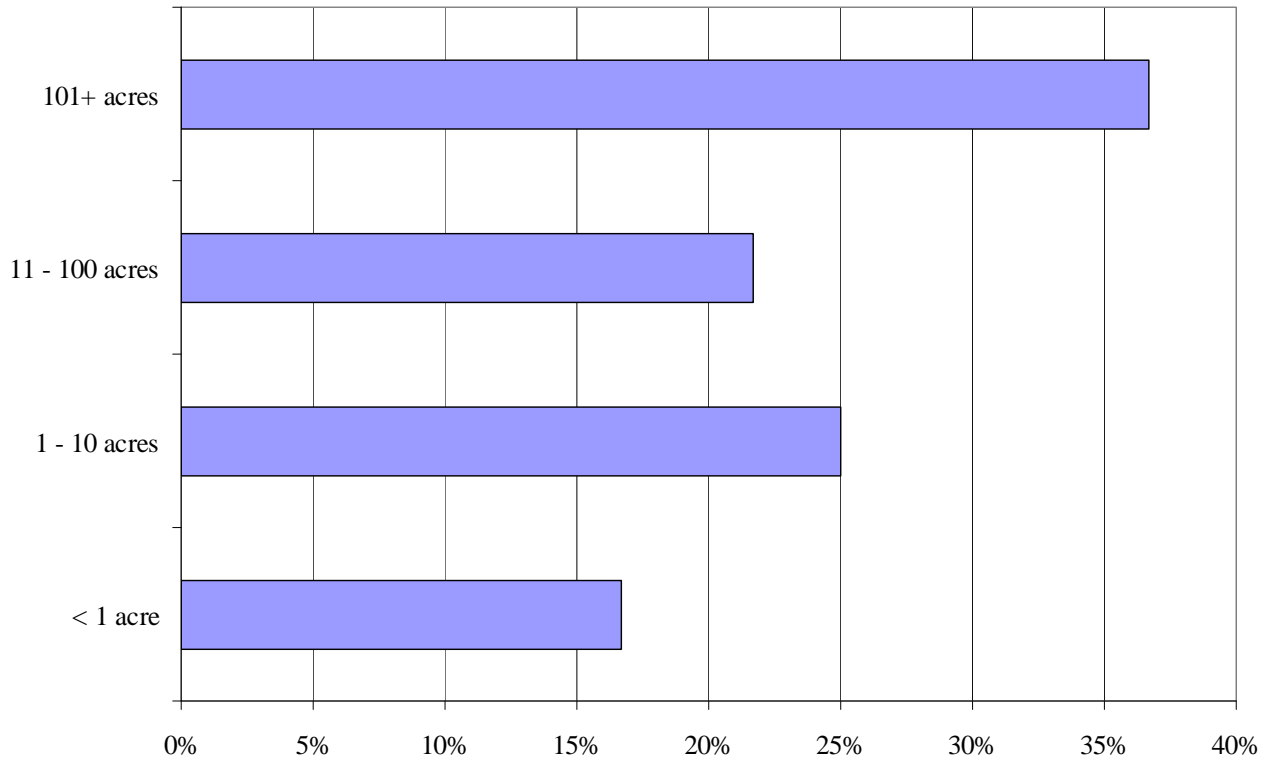
Land Use Opinions



Preferred Minimum Lot Size



Acres Owned in Grant County



SUMMARY OF KEY POINTS – AGRICULTURE AND LAND USE (COUNTY COMPARISON)

- Compared to the average Grant County resident, North Lancaster residents agree more strongly that large farms (500+ animal units) should be allowed anywhere in the County.
- North Lancaster residents are also more favorably disposed to the idea that land owners should be able to develop land any way wanted than the Grant County average.
- Though still a minority, more residents of North Lancaster disagree that there should be a minimum lot size for rural residents compared to Grant County as a whole.
- Because it is a town, more residents tend to own larger acreages than the other Grant County resident and more used their land for agricultural purposes. As a result, there were fewer not applicable responses, compared to the County average, when asked if they felt their land would be actively farmed in the next so many years. More North Lancaster residents feel their land will be actively farmed in the next zero to 20 years than the average Grant County resident.

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
11a. Use ag land for ag	77%	76%	19%	21%	0%	1%	0%	0%	4%	2%
11b. Use ag land for residences	9%	4%	26%	28%	37%	44%	21%	17%	7%	7%
11c. Use ag land for commercial	5%	3%	16%	19%	36%	45%	34%	26%	9%	7%
11d. Use ag land for any use	8%	4%	6%	8%	32%	40%	46%	36%	8%	12%
12. Expand lg farms (500+ an. units):										
a. Anywhere in Grant County	11%	9%	39%	17%	28%	42%	18%	23%	5%	8%
b. Nowhere in Grant County	7%	12%	15%	14%	44%	44%	28%	19%	6%	12%
c. 2 miles outside inc areas	16%	23%	38%	39%	18%	17%	11%	9%	16%	12%
13. Develop land any way wanted	10%	11%	34%	17%	32%	52%	22%	18%	2%	2%
14. Consider visual impacts of devel	26%	28%	59%	57%	10%	9%	2%	2%	3%	5%
15. Driveways meet EMS standards	33%	38%	57%	52%	7%	6%	3%	0%	0%	4%

16. There should be a minimum lot size on residential development in rural areas.

Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
22%	24%	36%	48%	19%	16%	15%	5%	8%	8%

17. In your opinion, what should the minimum lot size be for rural residential development?

Less than 1 acre		1 to 5 acres		6 to 10 acres		11 to 40 acres		41 or more acres		No Limitation	
N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
19%	19%	31%	49%	9%	13%	7%	5%	10%	4%	24%	11%

18. How many acres of land do you own in Grant County?

Less Than 1 acre		1-10 acres		11-100 acres		101 acres or more	
N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
17%	60%	25%	17%	22%	10%	37%	13%

19. Do you actively farm the land you own?

Yes		No		Not Applicable	
N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
38%	14%	57%	55%	5%	31%

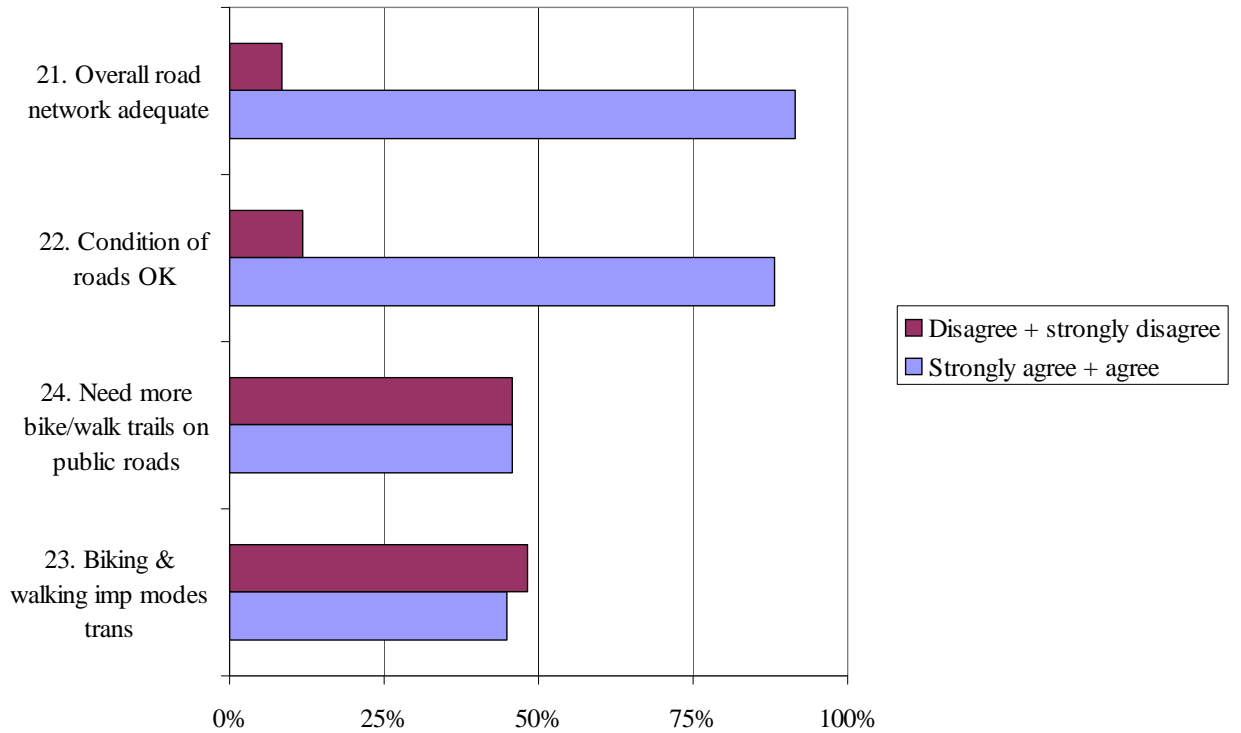
20. Do you think your land will be actively farmed (by you or someone else) in the next:

0-5 years		6-10 years		11-15 years		16-20 years		Not Applicable	
N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
22%	10%	18%	6%	20%	6%	38%	13%	48%	74%

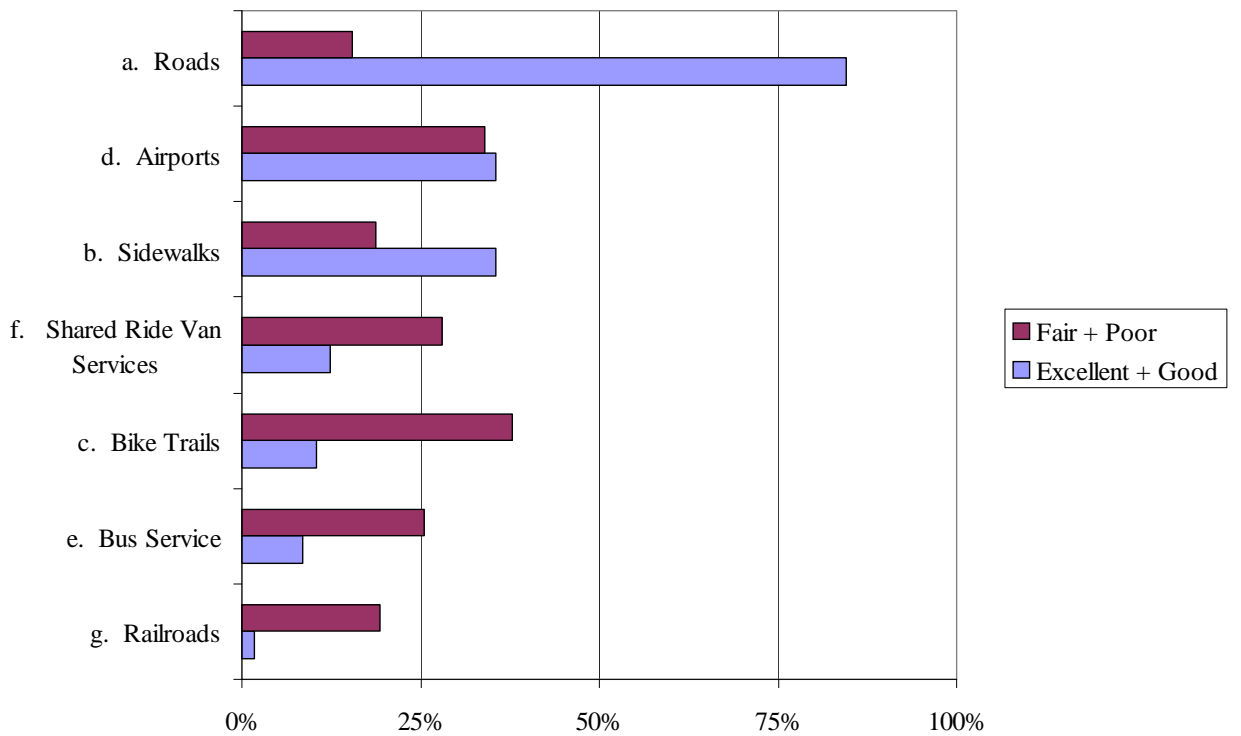
SUMMARY OF KEY POINTS – TRANSPORTATION

- Very solid majorities of North Lancaster residents agree that the overall network of roads meets the needs of the County and that the condition of the roads is adequate for their intended uses.
- Residents are split on the need for more walking and biking trails are needed on public roads and that biking and walking are important modes of transportation.
- A large majority of North Lancaster residents are satisfied with their roads, but none of the other transportation options about which we asked.

Transportation Opinions



Transportation Quality in Local Jurisdiction



SUMMARY OF KEY POINTS – TRANSPORTATION (COUNTY COMPARISON)

- North Lancaster residents are more likely to agree that the condition of the roads is adequate compared to the average Grant County resident.
- More residents of North Lancaster don't feel the need for more biking and walking lanes on public roads or that biking and walking are important modes of transportation in comparison to the County average.
- Town residents were more likely to respond that sidewalks and railroads were not applicable to them as respondents from the County as a whole. Residents also were more likely to give roads a good or excellent rating compared to the County average. In contrast, North Lancaster residents rated the local airport lower than other Grant County residents.

21-24. Transportation issues

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
21. Road network meets needs	15%	14%	76%	74%	8%	9%	0%	2%	0%	1%
22. Condition of roads adequate	10%	11%	78%	64%	7%	20%	5%	3%	0%	1%
23. Biking & walking imp modes trans	3%	18%	41%	44%	41%	22%	7%	5%	7%	11%
24. Need more bike & walk lanes on pub roads	17%	24%	29%	34%	37%	23%	8%	9%	8%	10%

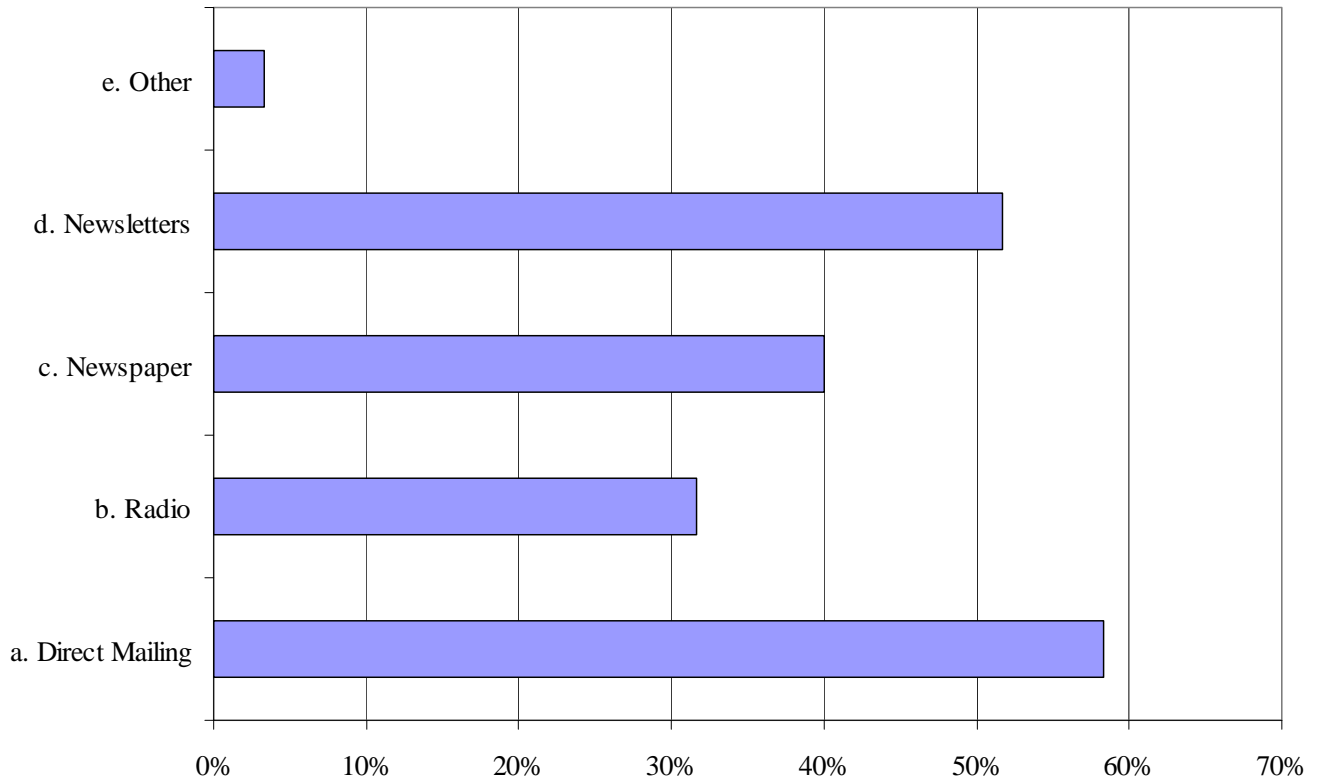
25. Rate the following for your local jurisdiction

	Excellent		Good		Fair		Poor		Not Applicable	
	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty	N Lan	Cnty
a. Roads	7%	12%	78%	59%	12%	22%	3%	6%	0%	0%
b. Sidewalks	3%	6%	32%	39%	15%	28%	3%	6%	46%	22%
c. Bike Trails	0%	3%	10%	17%	16%	19%	22%	16%	52%	44%
d. Airports	2%	6%	34%	30%	25%	16%	8%	4%	31%	43%
e. Bus Service	3%	1%	5%	4%	7%	3%	19%	20%	66%	72%
f. Shared Ride Van Services	0%	0%	12%	9%	12%	11%	16%	16%	60%	64%
g. Railroads	0%	2%	2%	11%	7%	10%	12%	13%	79%	64%
h. Other	0%	3%	0%	9%	13%	1%	0%	12%	88%	75%

SUMMARY OF KEY POINTS - COMMUNICATION

- The majority of North Lancaster residents showed a preference for receiving information about comprehensive planning via newsletters and direct mailings.

Communication Preferences for Comp Plan Info



SUMMARY OF KEY POINTS – COMMUNICATIONS (COUNTY COMPARISON)

- Compared to the average Grant County resident, residents of North Lancaster showed a stronger preference for radio as a means of receiving information about comprehensive planning and are somewhat less interested in direct mailings.

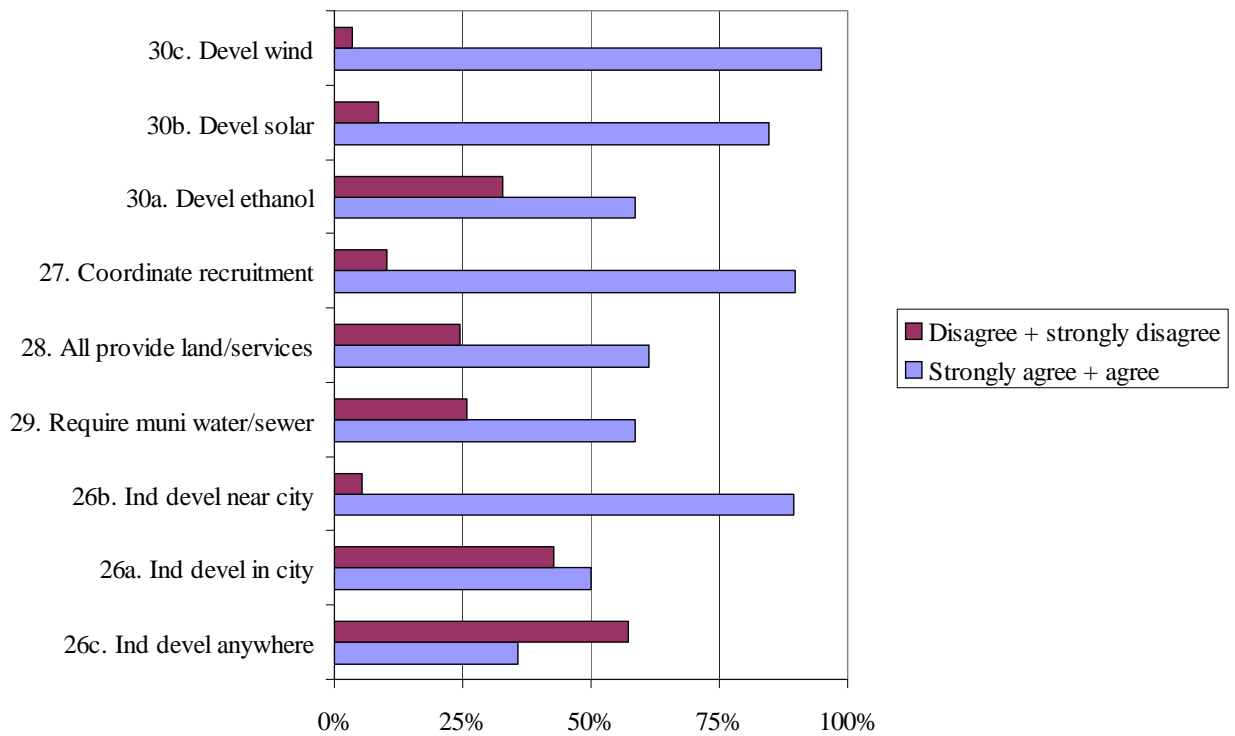
3. What are 2 most effective ways your jurisdiction could provide Comprehensive Planning information to landowners and residents?

	N Lancaster	Cnty
a. Direct Mailing	58%	70%
b. Radio	32%	21%
c. Newspaper	40%	44%
d. Newsletters	52%	56%
e. Other	3%	4%

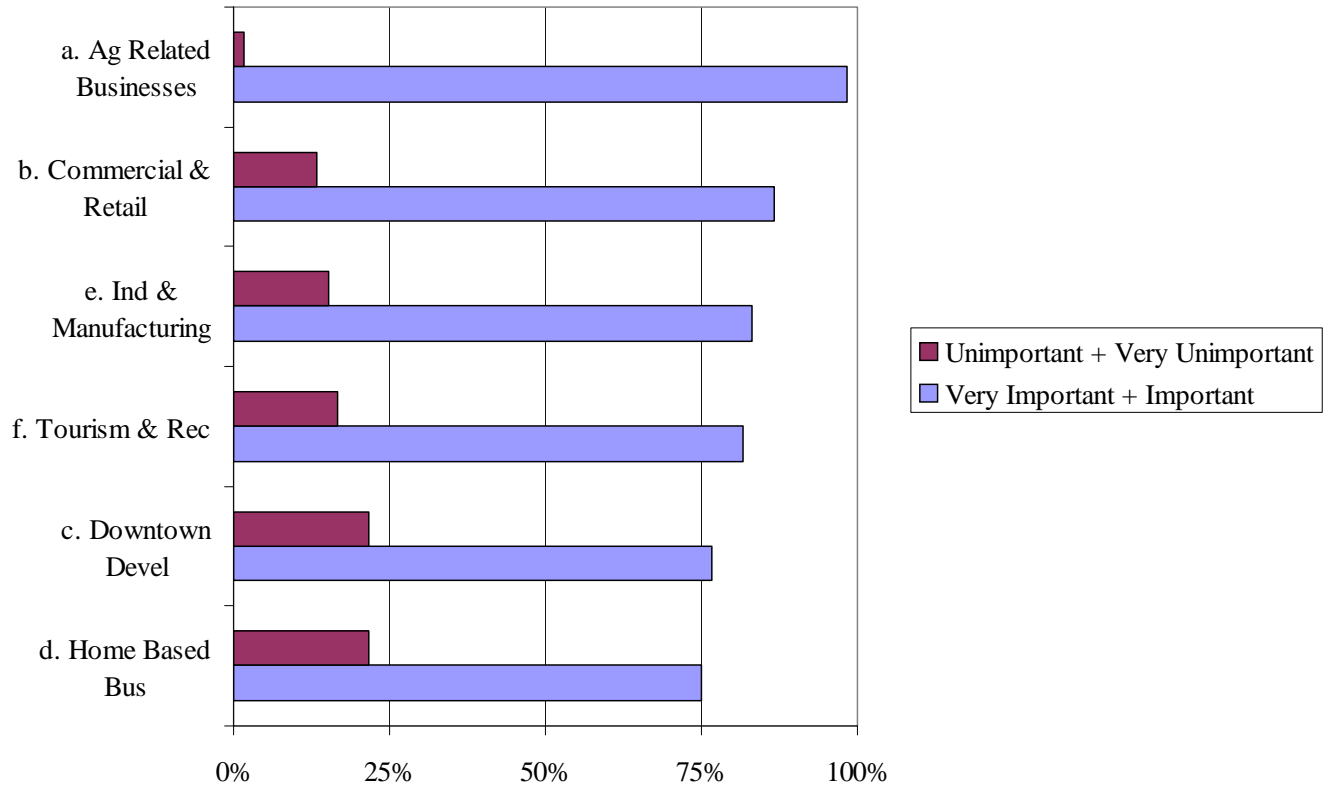
SUMMARY OF KEY POINTS – ECONOMIC DEVELOPMENT

- A large majority of North Lancaster residents support developing wind or solar power as economic development options for the County while a smaller majority supports developing ethanol.
- Respondents from the town agree that there should be a County-wide coordination of efforts to recruit new businesses and that business developments on the edges of incorporated areas should be required to use municipal water and sewer. A majority also supports requiring all jurisdictions to provide land and some infrastructural improvements for business developments.
- Residents show strong support for commercial and industrial development near a city or village, but are split on requiring that such development occur within incorporated areas or anywhere in the county.
- North Lancaster residents are strongly supportive of all types of business and commercial development about which we asked. Almost all residents are in favor of developing agriculturally related businesses (99%). For all of the economic development options about which we asked at least 75% of Town residents said they were important for the future of Grant County.

Economic Development Opinions



Importance of Business Development



SUMMARY OF KEY POINTS – ECONOMIC DEVELOPMENT (COUNTY COMPARISON)

- Residents of North Lancaster are more likely to agree that commercial or industrial development should be located near a village or city or anywhere in Grant County when compared to the County average. Residents of North Lancaster, however, are less likely to agree that municipal water and sewer to such development should be required than are County residents as a whole.
- In respect to alternative energy options as a form of economic development, both North Lancaster and Grant County residents agree with that all options are important.
- Like Grant County, the highest rated development option for North Lancaster is the development of agriculturally related businesses. Residents showed similar opinions with respect to all forms of development in comparison to the County average.

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	NLan	Cnty	NLan	Cnty	NLan	Cnty	NLan	Cnty	NLan	Cnty
26. Commercial or industrial buildings and activities involving truck traffic and manufacturing should be located:										
a. In an existing city or a village	14%	14%	36%	39%	43%	28%	0%	7%	7%	12%
b. Near a city or village	21%	16%	68%	63%	5%	8%	0%	3%	5%	10%
c. Anywhere in Grant County	7%	7%	29%	19%	41%	38%	16%	20%	7%	16%
27. Coordinate business recruitment	49%	53%	41%	40%	5%	2%	5%	2%	0%	3%
28. Provide land & infrastructure for industry/commerce	12%	16%	49%	43%	14%	19%	11%	7%	14%	15%
29. Required muni water & sewer	16%	26%	43%	45%	24%	11%	2%	4%	16%	14%

30. Grant County jurisdictions should pursue the following energy alternatives as a form of economic development:

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	NLan	Cnty	NLan	Cnty	NLan	Cnty	NLan	Cnty	NLan	Cnty
a. Ethanol Plants	14%	22%	45%	33%	24%	23%	9%	9%	9%	13%
b. Solar Energy	25%	39%	59%	45%	8%	5%	0%	1%	7%	10%
c. Wind Energy	44%	48%	51%	43%	3%	2%	0%	2%	2%	6%
d. Other	20%	28%	20%	8%	0%	0%	0%	0%	60%	63%

31. Rate the importance of the following:

	Very Important		Important		Unimportant		Very Unimportant		Not Applicable	
	NLan	Cnty	NLan	Cnty	NLan	Cnty	NLan	Cnty	NLan	Cnty
a. Ag Related Business	68%	59%	31%	38%	2%	2%	0%	0%	0%	1%
b. Commercial & Retail	35%	33%	52%	59%	13%	7%	0%	1%	0%	1%
c. Downtown Devel	32%	31%	45%	52%	18%	11%	3%	2%	2%	4%
d. Home-Based Bus	20%	17%	55%	54%	22%	22%	0%	3%	3%	4%
e. Ind & Manufacturing	34%	40%	49%	50%	15%	8%	0%	1%	2%	1%
f. Tourism & Rec	25%	36%	57%	55%	12%	7%	5%	1%	2%	1%

SUMMARY OF KEY POINTS – DEMOGRAPHICS

- Respondents from North Lancaster have a slightly different demographic profile than the overall County. Town respondents are more likely to be middle aged (45-54) and self-employed, and less likely to be older (65 and over) and retired.

35. Gender

Male		Female	
N Lan	Cnty	N Lan	Cnty
55%	53%	45%	47%

36. Age

18-24		25-34		35-44	
NLan	Cnty	NLan	Cnty	NLan	Cnty
0%	0%	15%	7%	12%	13%

45-54		55-64		65 and older	
NLan	Cnty	NLan	Cnty	NLan	Cnty
33%	23%	17%	22%	23%	35%

37. Employment Status

Emp Full Time		Emp Part Time		Self Employed	
NLan	Cnty	NLan	Cnty	NLan	Cnty
47%	44%	9%	6%	20%	10%

Unemployed		Retired		Other	
NLan	Cnty	NLan	Cnty	NLan	Cnty
2%	1%	20%	37%	2%	1%

38. Place of Residence

Own		Rent		Other	
NLan	Cnty	NLan	Cnty	NLan	Cnty
98%	99%	2%	1%	0%	0%

39. Number of Adults (18+) in Household

0		1		2	
NLan	Cnty	NLan	Cnty	NLan	Cnty
		14%	20%	72%	71%

3		4		5+	
NLan	Cnty	NLan	Cnty	NLan	Cnty
7%	7%	3%	2%	3%	1%

40. Number of Children (under 18) in Household

0		1		2	
NLan	Cnty	NLan	Cnty	NLan	Cnty
61%	67%	11%	14%	19%	11%

3		4		5+	
NLan	Cnty	NLan	Cnty	NLan	Cnty
4%	7%	4%	1%	2%	0%

41. Household Income

Under \$15,000		\$15K - \$24,999		\$25K - \$49,999	
NLan	Cnty	NLan	Cnty	NLan	Cnty
3%	7%	9%	14%	29%	33%

\$50K - \$74,999		\$75K - \$99,999		\$100,000+	
NLan	Cnty	NLan	Cnty	NLan	Cnty
34%	25%	17%	15%	7%	6%

42. Years Lived in Grant County

Less than 1		1-4		5-9	
NLan	Cnty	NLan	Cnty	NLan	Cnty
0%	1%	3%	5%	9%	9%

10-24		25+	
NLan	Cnty	NLan	Cnty
10%	14%	78%	71%

Comments (76 total comments)**Q32. Is there anything about living in Grant County that you don't like? (33)****Transportation (4 comments)**

- The winter roads
- The highways are in horrible shape! Hwy 61 (Fennimore to Lancaster) and Hwy18 (Fennimore to Dodgeville). Also, secondary seal coated roads are in bad shape around Fennimore area.
- Lack of public transportation
- Highway US-61 from Fennimore to Lancaster is absolutely poor surface condition. Hard on vehicles and unsafe.

Governance (5 comments)

- The "Chamber of Commerce, Growth in Good at Any Cost" mentality.
- The lack of common sense in some important decisions by the people in control.
- The county board is too old and too big
- County board too old and to many members
- All the Republicans

Economic Development (3 comments)

- Lancaster area needs to look into recruiting more businesses to the area for employment and economic possibilities.
- Many new houses are going up/ new retail/businesses should come to the area to balance the development.
- Wages are not high enough to bring in new people

Taxes (4 comments)

- Property taxes are too high
- high taxes
- Paying high property taxes
- High Property taxes. High Wisconsin taxes in general.

Environmental/Cultural/Recreational Issues (1 comment)

- We are a community that needs to work on being green.

Social Issues (4 comments)

- We need more things for the youth - Perhaps skate park in Lancaster Youth Recreational Center.
- Welfare people.
- rural small town settings
- Let's do something about the drugs in this town, and teen age drinking.

Lack Restaurants (1 comment)

- Lack of diversity in restaurants; lack of choice of nicer sit down type (NOT fast food) restaurants.

Lack Shopping (1 comment)

- There is no mall, or Cabela's

Housing Issues (1 comment)

- Because there isn't much for jobs/economic development, the resulting housing market is very poor! I myself have had my home on the market for 3 years and have not sold.

Medical Issues (1 comment)

- Lack of medical facilities and quality health care professionals who are residents of Grant County.

Utilities (2 comments)

- The water bill was a bit too high when I lived in town (we live out of town now)
- paying high water and sewer bills

Land Use (4 comments)

- Investors outside of Grant County will soon own all farm ground.
- Also, the large scale farms are too close to town. I support agriculture, but I don't like smelling the manure when they spread close to city limits (we smell it for weeks).
- Farm land being destroyed by urban development! For every farm that consolidates - one business in town is gone - look back 40 years at Grant County. "Those who do not know history are destined to repeat it"
- Having zoning that requires 35 acres or more to live in country. That is wrong.

Miscellaneous (2 comments)

- 1/2 proposed sales tax, forced to recycle, you pay even if you don't use it. Laws in towns that have alternate parking. I will not live in a town with those rules.
- The winter weather conditions.

Q33. If you could change one thing about your local jurisdiction, what would it be? (25)**Transportation (2 comments)**

- I'd like to see bike lanes in town and on the highway. Cyclists don't feel safe commuting to work and running errands
- All county roads be black topped or at least seal coated!

Governance (2 comments)

- North Lancaster township meeting time, dates, places, minutes are NOT published...local property
- More economic growth

Economic Development (3 comments)

- Land's End would have a call center here. It's a long way to drive.
- More skilled jobs to keep our young people in the county with REAL wages.
- Additional businesses in and around town. Apartment stores (ex: a place to buy buttons, etc.)...you need to go to another town for to probably do additional shopping. Much better to patronize "name".

Taxes (3 comments)

- lower taxes (2x)
- tax rates
- Property taxes too high. Doubled in just two years. Why?

Lack Job Opportunities (1 comment)

- Job market inviting to the young people.

Police/Safety Issues (1 comment)

- Give the police force something to do. Instead of parking on a side street and giving someone a ticket.

Lack Restaurants (1 comment)

- Get better food service; supper clubs, fine dining.

Lack Shopping (1 comment)

- Lancaster area needs to make improvements to attract more tourism and retail businesses. More shopping and nostalgia/ specialty shops to the area. Example: bakery, specialty shops around the courthouse area. Right now law offices dominate - not so attractive!

Medical Issues (2 comments)

- Promote more doctors to area
- Better medical across the board

School Issues (1 comment)

- funding for education

Utilities (1 comment)

- City of Lancaster - consider city-wide free or low cost Wi-Fi service

Land Use (3 comments)

- Develop a lake
- More and stronger farmland preservation! Where will our food come from? Agriculture produces more "new wealth" in this county than anywhere else in the world and we appreciate it the least! When farmers are paid the whole economy benefits! Look at \$21 cwt for milk - farmers paid off debt and bought more.
- Fewer restrictions on animal units allowed on one farm.

Miscellaneous (3 comments)

- North Lancaster Tuf. is NOT second and it should be!
- see question #32
- We as a township were told to be zoned. If we didn't we would be forced it. Freedom of choice is gone in these United States.

Q34. Other Comments? (18)**Governance (2 comments)**

- Township boards need to attend an ethics class. These boards use the town checkbook to influence certain services for their personal gain. For example, I understand in one particular township, the chairman receives free seal coating of his farm driveways if a certain contractor is hired to by the township. It's very common that board member(s) expect the same special pricing given to the township if you expect to bid in the future. I was owed money by a town board member. This board member was upset that I was trying to collect, so he instructed his don, the town patrolman, to stop buying products from my company. So, I lost the township business because I attempted to collect a past due balance from a farmer that was also a town board member.
- City government works against rural developments next to town (Lancaster).

Economic Development (4 comments)

- Affordable leasing would ensure success of future businesses.
- Grants for new specialty shop businesses may attract people to the area.
- Lancaster needs to bring more business in; they are not trying hard enough!
- Even these questions reflect this- bring better quality of life - then businesses and people will come. Stop thinking only industrial and agricultural. Get with it! Bring quality health, education, retail, and eating establishments!

Environmental/Cultural/Recreational Issues (1 comment)

- Protect our groundwater.

Social Issues (1 comment)

- We have a large number of "latch key" kids. What can they do from 3:30-6:00? Daycare is geared for younger children.

Like It (3 comments)

- Grant County is beautiful - a great place to live.
- The community is a great place for families
- A great area to live and raise a family. Good posh HS education with UW-P and VoTech in the area. Great medical expertise here.

Land Use (3 comments)

- It's sad to see so much building of residential property. We have older homes which need owners.
- Think about it! Agriculture is the strength of this nation and is our most renewable resource - PROTECT IT!
- Glad that N Lancaster doesn't have that 35 acre zoning when land is scheduled for housing. That way more farm land stays in farming.

Miscellaneous (4 comments)

- Please regulate for cooler Augusts and warmer January
- The downtown Lancaster area needs to be updated. A standard for the buildings around the courthouse - brick cross walks/ sidewalks. Street lights with more decorative character. Flowers and landscaping around square businesses would be very inviting.
- They want animal ID. I appease. They say "buckle up"; I say we should have a choice. They want to tell us where and how much animal waste can go on your own private property. We have NO freedoms!
- About the smoking ban. Let's start with the Food and Drug Administration first what about there poison?